



THE SYCAMORES, SURREY ROAD, BOURNEMOUTH, BH4

OIEO £294,000 SHARE OF FREEHOLD

A beautiful two bedroom ground floor private garden apartment situated within close proximity to Bournemouth town centre and Westbourne village. The property backs directly onto Bournemouth gardens itself and has a mixture of character and modern features. In addition there are two bathrooms, modern fitted kitchen and two off road parking spaces, one of which is securely gated.

Two Bedrooms | Ground Floor | Two Bathrooms | Private Garden | Bright Rooms | Modern & Character Features | Luxurious Kitchen | Vendors Suited | Two Off Road Parking Spaces

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

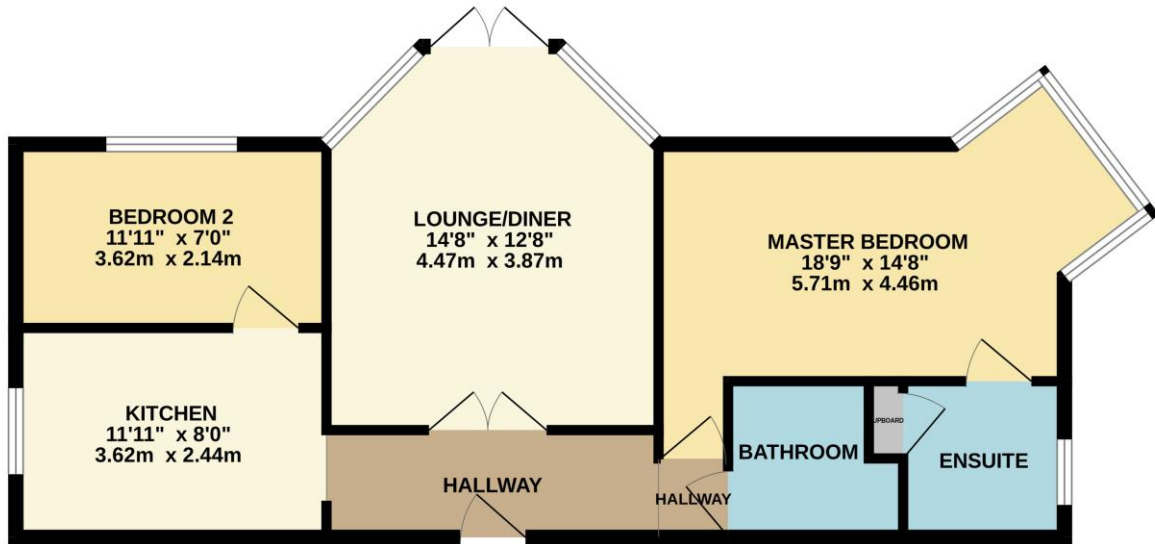
The property can be accessed via the well presented communal hallway or directly via the gates and through the garden to the rear. The hallway is instantly bright due to the double glass doors offering borrowed light from the living room. The hallway includes doors to principal rooms.

The living room is a fantastic size with bright double glazed windows which overlook the large private garden. There are french doors that give direct access to the rear patio and garden below. The kitchen has been modernised by the current owners to a high standard including Miele appliances and a range of high gloss base and eye level work units.

There are two double bedrooms, the master of which benefits from a feature bay window and a luxurious en suite shower room comprising a double shower, WC and wash hand basin. The main family bathroom situated off the hallway includes a double ended bath/shower, WC and wash hand basin.

Outside the large private and sunny garden offers huge flexibility with the patio and lawn area. There are surrounding trees which give privacy as well as a gate leading directly into Bournemouth Gardens. There is a block paved parking space to one side which is securely gated.

GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: B

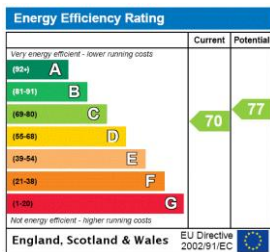
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2282.4 per annum

AT A GLANCE

- Two Bedrooms
- Ground Floor
- Two Bathrooms
- Private Garden
- Bright Rooms
- Modern & Character Features
- Luxurious Kitchen
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